

Approved as submitted at the May 6, 2022 Planning Commission Special Meeting.

SAN JUAN COUNTY PLANNING COMMISSION MEETING

MINUTES OF THE APRIL 15, 2022 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Sheila Gaquin, at 8:45 a.m. (the later start time was due to technical difficulties) in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, and San Juan Island.

Planning Commission

Members Present: By Microsoft Teams: Sheila Gaquin, Rick Hoffman, Steve Smith, Nick Knoellinger, and Peter Kilpatrick.

Planning Commission

Member Absent: Matt Ellingson and Steve Rubey

Department of Community Development (DCD) Staff

Present: Present in person: Lynda Guernsey, AS II.
By Microsoft Teams: David Williams, Director; Sophia Cassam, Planner II.

Administrative Items

Confirm Agenda

Add minutes of the April 1, 2022 Planning Commission Special Meeting

Minutes of April 1, 2022

Moved by Peter Kilpatrick, seconded by Nick Knoellinger, to approve the minutes as submitted. Steve Smith-abstain, Nick Knoellinger-yes, Peter Kilpatrick-abstain, Sheila Gaquin-abstain and Rick Hoffman-yes. Motion passed with two yes votes and three abstentions (Smith, Kilpatrick, and Gaquin).

Public Access Time –

Brent Lyles, Executive Director, Friends of the San Juans
James McCubbin, Legal Representative, Friends of the San Juans
Public access was closed with the option to reopen.

Element B.4 Water Resources -- Sophia Cassam, Planner II

Sophia Cassam gave a presentation reviewing Element B.4 Water Resources Element and responded to questions and comments from the Planning Commission. Discussion was held and the Planning Commission then went through the goals and policies. The Agricultural Resource Committee had submitted suggestions to the goals and policies and the Planning Commission considered them in their review.

Water Resources Element Goals

- Goal 1.** By Consensus, accept.
- Goal 2.** By Consensus with addition of “and agricultural uses” after the word “species”.
- Goals 3., 4., and 5.** No changes were made.
- Goal 6.** By Consensus to delete “Manage water resources in San Juan County by” and replace with “Explore methods of” and to add “to enable water resource management.” to the end of the policy.

Goal 7. By Consensus with the addition of “and gray” between the words “storm” and “water”.

Goals 8., 9., and 10. No changes were made.

Goal 11. By Consensus to end the policy after the word “departments” and strike the remainder of the policy.

Goal 12. By Consensus to strike.

New Goal 12. By Consensus to have a new policy that states: Establish policies regarding rain catchment systems.

New Goal 13. By Consensus to have a new policy that states: Encourage policies that support water availability in response to climate change.

New Goal 14. By Consensus to have a new policy that states: Encourage responsible use of water.

Moved by Steve Smith, seconded by Rick Hoffman to accept the changes that Sophia Cassam has documented in the water resource goals. Steve Smith-yes, Nick Knoellinger-yes, Peter Kilpatrick-yes, Sheila Gaquin-yes, and Rick Hoffman-yes. Motion passed unanimously.

Water Resources Element Policies

Policies 1. – 4. There was no consensus reached.

Policy 5. By Consensus, that it should be reviewed by the Land Bank.

Policy 6. By Consensus, to accept.

Policy 7. By Consensus with the addition of the words “where related to water quality.”

Policies 8. and 9. By Consensus, to accept.

Policy 10. By Consensus, delete the word “eliminate” and replace with “mitigate”.

Policy 11. By Consensus, to accept.

Policy 12. By Consensus, to strike this policy.

Policy 13. By Consensus, to strike this policy.

Policy 14. By Consensus, to accept.

Policy 15. By Consensus, to strike and take “new” into Policy 16.

Policy 16. By Consensus, to accept with the addition of the words “new and” between the words “all” and “existing”.

Policy 17. By Consensus, with the addition of the words “source and” between the words “report” and “volume”.

Policy 18. By Consensus, to strike this policy.

Policy 19. By Consensus, to strike this policy.

By Consensus, all policies to be reviewed by water organizations based on the list of them provided by the San Juan County Health Dept. by end of day April 29, 2022.

Element B.9 Historic and Archaeological Preservation – Sophia Cassam, Planner II

Sophia Cassam reviewed Element B.9 Historic and Archaeological Preservation with the Planning Commission and responded to their questions and comments.

Moved by Nick Knoellinger, seconded by Sheila Gaquin, to accept the draft Element B.9 Historic and Archaeological Preservation with the change to the wording in Policy 1. The change would be to add the words “and tribal authorities” between the words “societies” and “to”. Steve Smith-yes, Nick Knoellinger-yes, Peter Kilpatrick-yes, Sheila Gaquin-yes, and Rick Hoffman-yes. Motion passed unanimously.

Element B.2 Land Use and Rural – David Williams, Director

David Williams reviewed Land Use and Rural Element B.2 with the Planning Commission and responded to their questions and comments. The Friends of the San Juans had submitted suggestions to the goals and policies and the Planning Commission considered them in their review.

2.2 General Goals and Policies

Goals 2.2.A., 2.2.B., 2.2.C., 2.2.D., and 2.2.E. – By Consensus, no changes.

Goal 2.2.F. – By Consensus, to be tabled for further review by DCD and brought back to the Planning Commission.

Goal 2.2.G. – By Consensus, accept with changes to Policy 1. to delete the word “the” between the words “Allow” and “establishment”, delete “adult family homes for the elderly and special needs residents”, delete “for children”, add the words “land use” between the words “all” and “designations” and end the sentence after “designations”, and delete the remainder of the policy.

To also create a new Policy 2. that would read “Allow the establishment of commercial care facilities in all land use designations within the UGA’s.

Goal 2.2.H. and Goal 2.2.I. – By Consensus, no changes.

Goal 2.2.J. – By Consensus, no changes, though David Williams will talk to Public Works regarding tidelands.

Goal 2.2.K. – By Consensus, add a new Policy 7. which would read “Develop policies related to the establishment of LOSS (Large Onsite Sewer System) systems where appropriate.”

Goal 2.2.L. and Goal 2.2.M. – By Consensus, no changes.

Goal 2.2.N. – By Consensus:

Policy 1. the addition of the words “protect wetland functions,” between the words “quality” and “fisheries”.

Policy 2. No change.

Policy 3. Strike.

Policies 4., 5., 6., 7., 8., 9., and 10. No change.

Policy 11. The addition of the words “limited to” between the words “housing” and “agricultural” and add the word “for working farms.” the end of the policy.

Policies 12., 13., 14., and 15. No change.

2.4 Resource Lands, Policy 6. a. Agricultural Resource Lands

By Consensus:

Policy 1. No change.

Policy 2. Strike.

Policy 3. No change.

Policy 4. Delete the words “Agricultural Resource Lands” and replace with “working commercial farms.”

Policy 5. Delete the words “utility lines and facilities”.

Policies 6., 7., and 8. No change.

2.2 General Goals and Policies

Goal 2.2.O.

By Consensus:

Policy 1. Accept Friends of the San Juans language as modified by adding the words “relying both on existing resources and reports and on new research” between the words “study” and “that” and to add the words “and land dependent industries that” between the words “lands” and “are”.

Policy 1 a. The addition of the words “existing and future” between the words “Make” and “development.”

Policies 1 b. and 1 c. No change.

Policy 1 d. The addition of the words “adaptation and” between the words “climate” and “mitigation”.

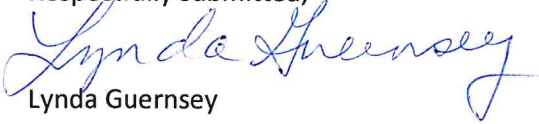
Policy 1 e. New policy which would read “Develop a climate balance sheet accounting for primary factors related to climate change.”

By Consensus, to accept all Friends of the San Juans suggested changes in these policies (except their suggested changes in Policy 7. and Policy 9.) and accept the changes made by the Planning Commission.

Adjournment

Moved by Rick Hoffman, seconded by Steve Smith to adjourn the meeting at 3:45 p.m. It was agreed upon unanimously by the Planning Commission. The next meeting of the Planning Commission is a special meeting scheduled for Friday, May 6, 2022, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Respectfully submitted,


Lynda Guernsey